

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number
P.C. 09/25/2002 Item 3.a.

File Number
PDC 02-051

Application Type
Planned Development Rezoning

Council District
3

Planning Area

Assessor's Parcel Number(s)
434-12-047

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Anastazia Aziz

Location: Northeasterly corner of Floyd Street and Lick Avenue

Gross Acreage: 0.69

Net Acreage: 0.69

Net Density: 25 DU/AC

Existing Zoning: LI Light Industrial

Existing Use: Light Industrial

Proposed Zoning: A(PD) Planned Development

Proposed Use: Single family attached residential

GENERAL PLAN

Completed by: AA

Land Use/Transportation Diagram Designation
Tamien Station Area Specific Plan; Medium High Density Residential
(12-25 DU/AC)

Project Conformance:
☒ Yes ☐ No
☒ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: AA

North: Residential

LI Light Industrial

East: Residential

R-2 Residential

South: Light Industrial

LI Light Industrial

West: Tamien Transit Station

LI Light Industrial

ENVIRONMENTAL STATUS

Completed by: AA

☐ Environmental Impact Report found complete on
☐ Negative Declaration
☒ Negative Declaration circulated on August 29, 2002

☐ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: AA

Annexation Title: Original City

Date: March 27, 1850

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☒ Approval
☐ Approval with Conditions
☐ Denial
☐ Uphold Director's Decision

Date: _____

Approved by: _____
☐ Action
☒ Recommendation

APPLICANT/DEVELOPER/

OWNER

Chris Neale, CORE Development
470 South Market Street
San Jose, CA 95113

John Previtera
1631 Martin Avenue
San Jose, CA 95128

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: AA

Department of Public Works

See attached memorandum.

Other Departments and Agencies

See attached memoranda from Fire Department, Police Department, Environmental Services Department, and Valley Transportation Authority.

GENERAL CORRESPONDENCE

None received.

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant, CORE Development, is requesting a Planned Development Rezoning from LI Light Industrial to A(PD) Planned Development to allow the development of up to 16 single-family attached residential units at a density of 25 dwelling units per acre on the subject property.

The assembled parcels total approximately 0.69 acres in size and contain a light industrial warehouse and refrigeration facility. The structures are circa 1945 and appear to have been built for a sausage company. The warehouse was more recently used as an auto paint and body shop. Natural vegetation on the property is limited. The property is bounded by single-family and duplex residential uses to the north; light industrial uses to the east; transit uses to the south; and residential uses to the west.

Tamien Station is located immediately to the south within short walking distance of the project. Tamien Station is served by light rail, Caltrain, and buses no. 25, 82, and 501. A daycare center is located at the southern end of the Tamien Station property. Pedestrian-oriented Willow Street is located nearby to the northeast of the project site.

The property is located within the Washington Strong Neighborhoods Initiative (SNI) Planning Area.

Project Description

The project proposes 16 single-family attached units designed in a contemporary style. The two- and three-bedroom units are distributed amongst two buildings. One building is located adjacent to Lick Avenue and the front entries are accessed from the street via stoops, reflecting the predominant pattern in the immediate neighborhood. The second building is located along the northern boundary of the project and both vehicular and pedestrian access to these units is gained via an interior driveway mews. Each unit has private open space in the form of either an outdoor stoop, as in the case of the units adjacent to Lick Avenue, or a rear yard, which is the case for the units along the northern edge of the project. A two-car garage is located in each unit and visitor parking spaces are available on Lick Avenue and Floyd Street in front of the project site.

The buildings are set back 15 feet from Floyd Avenue and outdoor front porches encroach up to 8 feet into the setback area. The homes adjacent to Lick Street are set back 5 feet in keeping with the front yard setbacks in the neighborhood. The building setback along the northerly edge of the project where the buildings are adjacent to single-family rear yards is 15 feet. The setback from the western property line is 15 feet.

The units are two and one half stories and reach a maximum height of 35 feet.

PUBLIC OUTREACH

Community meetings were held on March 26, 2002 and July 16, 2002 at 1197 Lick Avenue as a part of a Tamien Neighborhood Association meeting. A number of residents voiced support for the townhome project, and indicated appreciation for the revised architecture shown to the community on July 16th.

Notices of the Negative Declaration and the public hearings before the Planning Commission and City Council were distributed to the owners and tenants of all properties located within 1,000 feet of the project site and staff has been available to discuss the project with members of the public.

ENVIRONMENTAL REVIEW

The environmental impacts of this project were addressed in an Initial Study. An historic report prepared by Archaeological Resource Management on August 5, 2002 to evaluate the historical significance of the existing on-site light industrial buildings concluded the buildings were not significant in that they were not of architectural significance and were not associated with any notable historic figures or events. The City's Historic Preservation Officer has reviewed the report and concurs with the conclusions. Staff will work with the applicant to ensure that the buildings are offered for salvage prior to demolition. A noise report prepared by Nigel Breitz Acoustics on August 9, 2002 concludes that noise may be effectively mitigated through standard attenuation measures.

GENERAL PLAN CONFORMANCE

The site is located within the Tamien Station Specific Plan area and is designated Medium High Density Residential (12-25 DU/AC). The proposed residential density is 25 DU/AC in conformance with the Tamien Station Area Specific Plan land use designation.

ANALYSIS

The primary issue associated with this proposal is consistency with the Tamien Station Area Specific Plan in regard to building design, parking and setbacks.

Building Design

The Specific Plan states that new projects should incorporate a high level of architectural and urban design quality. Elements of good design include orientation of buildings so they face the street, incorporation of facade articulation for townhome buildings and provision of adequate vertical and horizontal roof articulation for sloped roofs.

The proposed project's buildings are well oriented to address both Floyd Street and Lick Avenue and will strengthen the existing streetscapes on both street frontages. The proposal's contemporary architectural style lends itself well to the incorporation of facade and roof articulation that reflects existing architectural styles in the

neighborhood. Building facades incorporate front stoops, craftsman-style trim treatments and wooden trellises. The sloping roof form provides a variety of peaks to break up the massing. Staff will continue to work with the applicant to ensure that high quality architecture and building materials are maintained at the Planned Development Permit stage.

Parking

Parking is provided at the following ratios: a) two bedroom units at 2.3 spaces per unit; b) three bedroom units at 2.4 spaces per unit; c) four bedrooms units at 2.5 spaces per unit. Due to the project's proximity to Tamien Station, these parking ratios incorporate a 10% parking reduction. Each unit contains two covered parking spaces, and the six required guest parking spaces are accommodated on the street on the Lick Avenue and Floyd Street frontages. Landscape islands are interspersed along the mews-style driveway, and the terminus of the driveway will be generously landscaped. Staff will continue to work with the applicant to ensure that lush landscape treatments are incorporated at the Planned Development Permit stage.

Setbacks

The Tamien Station Specific Plan stipulates setbacks for this particular property to ensure that the project is well-integrated with the existing neighborhood. The front porches on Lick Avenue are permitted to encroach into the setback area in order to provide an articulated facade, animate the street and lend an urban character to this busy arterial street.

The current conceptual design and elevations illustrate three gables that encroach slightly into the height setback area along the northern edge of the property. A staff-initiated Tamien Station Area Specific Plan text amendment to allow minor architectural projections of this type is scheduled for the Fall 2002 General Plan hearings. Staff will ensure that the project conforms to Specific Plan height and setback requirements in place at the time the Planned Development Permit moves forward.

Conclusion

Based on the above analysis, staff concludes that the proposed project provides a significant opportunity to further important goals and strategies of the Tamien Station Area Specific Plan for infill development within the Urban Service Area, and the project is compatible with the surrounding neighborhood.

RECOMMENDATION

Planning staff recommends that the City Council approve the subject rezoning for the following reasons:

1. The proposed project is consistent with the San José 2020 General Plan and the Tamien Station Area Specific Plan.
2. The project furthers the goals and objectives of the City's infill housing strategies and will promote transit usage and pedestrian activity.
3. The proposed rezoning is compatible with existing and proposed uses on the adjacent and neighboring properties.

Attachments: Location Map, General Development Plan Notes, Correspondence, Negative Declaration, Plans.

c.c. Britta Buys, Strong Neighborhood Initiative, Planning Division
Rich Buikema, General Plan, Planning Division

207-02/AA:ll